



# Hunter Mill Highlights

## from Supervisor Cathy Hudgins

North County Governmental Center  
 1801 Cameron Glen Drive, Reston, VA 20190  
 703-478-0283 (O) 711 (TTY) 703-471-6847 (FAX)  
 E-mail: [huntermill@fairfaxcounty.gov](mailto:huntermill@fairfaxcounty.gov)  
 Web: <http://www.fairfaxcounty.gov/huntermill>  
 Facebook: <http://www.facebook.com/huntermill>



## SUMMER 2017

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There will be no August issue of the *Hunter Mill Highlights* Newsletter. See you in September!

*Hunter Mill Highlights* is my electronic monthly newsletter. Please share this issue with your organizations. To be added to our mailing list, e-mail me at [huntermill@fairfaxcounty.gov](mailto:huntermill@fairfaxcounty.gov)

Dear Hunter Mill Friends,

My mother told me eons ago that *life isn't fair*; yours probably did too. The fairness discussion is not particularly new to Fairfax County (FC). Please remember last summer's Board of Supervisors' (BOS) and School Board's approval of the equity-orientated One Fairfax Resolution. Let's talk about the equity lenses aspect of that Resolution and extend it to include the realm of transportation.

With that in mind, I remind you of an institutional, straight forward effort to balance the scales by the U.S. Department of Transportation. One example is the Federal Transit Administration (FTA) and its Fare Equity Analysis process. The Analysis requires transit providers to comply with Title VI of the Civil Rights Act by scrutinizing the equity impact of any major service change proposal, such as rate fare increase or changes in bus or rail routes.

Under Title VI of the Civil Rights Act, there are protected populations. To satisfy of its provisions in regards to transportation, the Fare Equity Analysis considers the effects of fare changes on all of the ridership including minority populations, low income populations, and disability community. The analysis process monitors and evaluates fare rate increases on an equity basis. If the price of a ticket disadvantages a segment of the population over another, during the investigation any disparate impact will be discovered and recorded.

In addition to the standard detailed charts, tables, and explanations, if there is a disparate impact identified on low income or minority riders, the "avoid, minimize or mitigate" policy kicks in - potential alternatives to mitigate the unfair effect must be accompany the Analysis.

Recently, the BOS approved FC Department of Transportation's Fare Equity Analysis. The study concluded that there were no disparate impacts on minority or disabled populations, or disproportionate burdens on low-income populations and that Federal Transit Administration (FTA) Requirements were met.

So yes, while I may conclude *life isn't fair* and never may be, I am still actively working to improve the odds and invite you to join me any way you can.

*Cathy Hudgins*

## Special Election: Tuesday, August 29

for At-Large Fairfax Public Schools Board Representative

Absentee voting through August 26 - in-person begins July 14

In-person absentee voting **ONLY** at the Fairfax County Government Center in Fairfax  
 Visit [Upcoming Elections webpage](#) for candidates, info, and details

## UPDATE: Proposed Reston PRC Zoning Amendment

The Department of Planning and Zoning has tentatively scheduled **Monday, September 25, 2017**, for the next community meeting to discuss the **proposed Reston PRC Zoning Ordinance Amendment**. Please mark your calendar. For updated information and response to frequently asked questions please visit: <http://www.fairfaxcounty.gov/dpz/zoningordinance/prc-zo-amendment/>.



Bring the whole family out and enjoy the music at the free summer concert series, *Hunter Mill Melodies*. This popular entertainment series features Thursday evening concerts plus Wednesday morning children's performances. All performances are free and held at **Frying Pan Farm Park**. Make it a family outing and explore the farm!

**Wednesday Morning Children's Series 10-11 am**  
Visitor Center Pavilion (2739 West Ox Rd, Herndon)

July 12: Rocknoceros (songs)  
July 19: Fairfax Symphony Percussion Ensemble  
July 26: The grandsons, jr. (songs)  
August 16: The Goodlife (puppets)  
August 23: 123 Andres (songs)

**Thursday Evening Concert Series 7:30-8:30 pm**  
Kidwell Farm (2709 West Ox Rd, Herndon)

July 13: Rob Ickes & Trey Hensley (bluegrass)  
July 20: Fairfax "Main Street Community Band"  
July 27: The Spiritual Rez (reggae/funk)  
August 3: Corbin Hayslett Trio (Appalachian)  
August 10: Billy Coulter (rock/pop)  
August 17: Steve B. & Friends (jazz/r&b)  
August 24: The Difficult Run String Band (acoustic string)

The summer concert series is made possible through corporate and private donations, with the help of the Fairfax County Park Authority and Park Foundation.

Call 703-324-SHOW(7469) one hour prior to the start of the show for updates in case of inclement weather. For more information on shows and performers, visit the [Summer Entertainment Series website](#).



### Stay Safe with *Fairfax Alerts*

**Fairfax Alerts** is the official emergency communications system of Fairfax County. This system enables Fairfax County to provide you with critical information in a variety of situations, including severe weather, road closures, missing persons and neighborhood evacuations. The system allows you to customize your alerts so you will get the information you need via the delivery method you choose. By registering, you will automatically be subscribed for emergency alerts, which may be sent to all registered devices. Registered users may also sign up to receive additional notifications, such as transportation alerts, tax reminders and more that will only be sent to text-based devices.

For more information and to sign up, visit the Fairfax Alerts website at [www.fairfaxcounty.gov/alerts](http://www.fairfaxcounty.gov/alerts).



### Document Shredding Events

Fairfax County Solid Waste Management Program will be sponsoring secure document shredding events over the summer. The summer events will be **Saturday, July 22**, at Westfield High School (4700 Stonecroft Blvd., Chantilly), and **Saturday, August 19**, at Springhill Elementary (8201 Lewinsville Road, McLean). Shredding Events run from 8 am to 12 noon.

Residents can have up to 4 boxes of materials of a sensitive nature such as tax documents and financial records shredded. Prohibited items include binders of any kind, plastic document covers, hanging file folders, metal binder clips, electronic media, books, magazines, or photographs. For additional information, call 703-324-5230, or visit the [Document Shredding website](#).



### Now Playing on Channel 16's Cable Show: *Connecting with Supervisor Hudgins*

Each month, Supervisor Hudgins host a television program on the County's Channel 16, on a variety of important issues and topics in the Hunter Mill District and the County. Broadcast times and days and links to [video on demand](#) are available on the ["Connecting with Supervisor Hudgins" webpage](#).

**July: Aging in Place.** July's show will focus on the challenges of staying in their homes and communities many senior residents face as they age. Joining Supervisor Hudgins to explore this topic are Ruth Junkin, Director of the Herndon Senior Center, and Steve Gurney, member of the County's Commission on Aging.

**August: Making the Most of Recycling.** In August, tune to hear how you can use the County's recycling opportunities to dispose of your unwanted items so they can be put to other uses, saving you and the County money and creating jobs. Pamela Gratton, Director of Recycling, Engineering and Environmental Compliance Division for the County will be Supervisor Hudgins' guest for this program.

## Affordable Housing in Fairfax County: We Want Your Input!

Do you think housing affordability is an issue in Fairfax County? Do you have thoughts or ideas about how the community should invest in housing that is affordable? Whether your answer is yes, no, or maybe, the County wants to hear from you! Please visit [click here](#) to participate in our community-wide housing survey.



The purpose of the survey is to capture direct input from the community regarding housing affordability in the area. The input received will help the county better understand local housing needs and plan for ways to ensure there are housing options for all who want to call Fairfax County home. The results from the online survey will help shape the Communitywide Housing Strategic Plan. A plan that will create a shared community vision of how housing is to support local economic growth and community sustainability. The county will build on work already done through the Fairfax County Strategic Plan to Facilitate Economic Success, the Human Services Needs Assessment, and the One Fairfax Resolution. In addition to the survey, community meetings were held throughout the county to garner input.

For more information about the online survey and the Communitywide Housing Strategic Plan, [click here](#).

*From the Fairfax County Urban Foresters*

## Seasonal Defoliators Munching Your Oaks?

The Urban Forest Management Division staff will provide timely information on tree and forest health and care throughout the year. Here is the first short "blurb" in the series about one of the insects, the orange striped oakworm, that you may see causing some damage to leaves on oak trees in your neighborhood this late summer and fall.

The **orange striped oakworm** (*Anisota senatoria*) is a native moth that feeds on oak trees in late summer and early fall.

Diagnostic: Leaves will be stripped except for mid-ribs (or "veins"), usually isolated to specific branches or sections of the tree. This may occur in late summer, early fall, but does not pose much threat to the trees because trees are preparing to lose their leaves for winter and are not depending on them as heavily for food as they would in the spring or early summer.

Treatment isn't warranted usually for this pest because it occurs later in the year when trees are not as stressed by defoliation. Affected branches may be pruned if unsightly.



The orange striped oakworm.  
Photo courtesy Wikipedia.

More information about trees is here: <http://www.fairfaxcounty.gov/dpwes/environmental/ufmdmain.htm>, or contact the Fairfax County Urban Forest Management Division (UFMD) at 703-324-1770, TTY 711.

## Summer Activities for 55+

Reston Community Center (RCC) will sponsor several summer fun programs for residents 55 years and older this summer. Sign up through [RCC's website](#), or give them a call at 703-390-6157. Programs below take place at the Reston Community Center, 2310 Colts Neck Road, Reston.

**Country Western Dance:** Sunday, August 6, 6:30-9:30 pm

Line dance, two-step, shuffle and swing the night away to popular country/western tunes played by RCC's DJ. Dances are held monthly. Refreshments provided. No square or contra dancing. Cost \$5, (\$10 non-Reston).

**Sunday Afternoon Dance:** Sunday, August 13, 2:30-4:30 pm

Dancers of all skill levels convene on the second Sunday of the month to foxtrot, swing, cha-cha, and waltz. Music selection ranges from golden oldies to more modern selections. Three mini lessons, door prizes, and light refreshments add to the fun. Partners not required. Cost per session is \$5, (\$10 non-Reston).

**Japanese Summer Flower Arrangement:** Sunday, August 20, 2-4 pm

This class teaches the tradition form of Japanese flower arranging, Ikebana. Led by an internationally certified first-degree Ikebana instructor, students will learn a fusion of classic style with modern interpretation taught through a hands on experience. Flowers provided. Cost \$45, (\$68 non-Reston).

**The King & I at the Kennedy Center:** Sunday, August 20

Enjoy orchestra seats for this production - cost include transportation and ticket - \$100 Reston, (\$150 non-Reston). Check the [RCC website](#) for details and further information.



## It's Not Too Early For Back-to-School

School supplies can be a challenge for many of our County's school children, especially for the more than 50,000 children who qualify for free and reduced prices meals. Fairfax County Public Schools and the County's Office of Public Private Partnerships (OP3) brought nonprofit and for-profit organizations together along with government agencies to work together under the [Collect for Kids](#) banner to increase assistance and eliminate gaps in services. Since 2010, 163,000 supply kits and backpacks have been distributed, and the number increases each year. Every \$1 donated is turned into \$3 of school supplies, thanks to this collaboration.

How can you help?

- ◆ Donate Cash - through their partnership with businesses, buying in bulk helps make each dollar go further. Donate via the [Foundation for FCPS](#).
- ◆ Backpacks - new backpacks without corporate logos or wheels are needed. Large size backpacks for middle and high school students are especially needed.
- ◆ Calculators: FCPS approved calculators needed are TI 30Xa Solar School Edition (middle school), and the TI-84 Series (high school).



Drop off your backpack or calculator donations anytime through August 31st, at the Hunter Mill District Office, 1801 Cameron Glen Drive, Reston, or at Cornerstones Administrative Office (11150 Sunset Hills Road, Suite 210, Reston) on August 7-11.

## Back 2 School Bash

For school families in the South Lakes High School pyramid, don't miss this one-stop destination for school and county resources. The Bash is an afternoon filled with interactive activities and important information to help prepare children of all ages to go back to school. In addition, learn about the resources programs, and services provided by community agencies and partnerships in your neighborhood.

The **Back 2 School Bash** takes place at South Lakes High School, 11400 South Lakes Drive, Reston, on Saturday, August 12, from 11 am to 2 pm. The Bash is co-sponsored by Fairfax County Public Schools, Cornerstones, Reston Community Center, YMCA Reston, and Fairfax County Neighborhood and Community Services. For additional information, contact Cornerstones at 571-323-1432, or Reston Community Center at 703-390-6158.

## Local Youth Group Recognized for Community Contributions and Educational Programs

United Synagogue Youth (USY) group of Congregation Beth Emeth (CBE) in Herndon, earned eight awards at Seaboard Region USY's Spring 2017 Convention. The youth group was recognized for philanthropic contributions, community outreach, and educational programming. The youth group works to unite their peers through a feeling of family and inclusivity.

The group's initiatives that gained this recognition included a Stress Relief Night to address concerns about mental health and highlight the need for a strong community support base. The evening provided the teens with information on help hot-lines, stress relief techniques and featured real life stories about struggles and triumph. They organize and host monthly lounge nights. Youth in attendance at all USY events are given the opportunity to connect with fellow students, discuss any community or personal issues, or ask for help with projects. Additional community contributions included writing notes to children at Reston Hospital, donating food to shelters and supporting a multi-cultural Shabbat dinner.

Inspired by the concept of *Tikun Olam*, repairing the world, the group also has global impact. Through donations, gatherings and bake sales, collected funds assisted the Jerusalem Rape Crisis Center and the Abayudaya, a Jewish minority group in Uganda.

In the interest of charitable giving and social justice, CBE's USY group regularly hosts educational events to teach about Jewish history and culture, as well as international politics and current events in Israel.





## Neighborhoods and Police Celebrate **National Night Out**

**National Night Out, on Tuesday August 1**, is an annual community-building campaign to send a message that your community is organized against crime. There is no template for a National Night Out event - neighborhoods choose their activities - block parties, ice cream social, movie night, cook out, pot luck, festivals, parades, and various other community events.

NNO is an opportunity to get to know the officers that could respond to your community, but where there is no emergency. It also allows the officers to talk to residents about current trends, awareness campaigns and crime prevention programs.

Please consider having an event in your neighborhood. Register your event with Fairfax County police by July 28th. Contact the Reston Crime Prevention Office for more information or to register your event - (703) 478-0904, or at [Katy.Defoe@fairfaxcounty.gov](mailto:Katy.Defoe@fairfaxcounty.gov).

## Save Your Pennies! Virginia Sales Tax Holiday For School and Emergency Items

Virginia's 3-day sales tax holiday will be from **Friday, August 4 through Sunday, August 6**. During the sales tax holiday, you can purchase qualifying school supplies, clothing, footwear, hurricane and emergency preparedness items, and Energy Star and WaterSense products **without paying sales tax**. Check the [Virginia Sales Tax Holiday website](#) for details on eligible items.



## Highlights of Events at Library Branches in Hunter Mill

### Read Books - Win Prizes with the Kids Summer Reading Adventure

Summer is a great time to read for the fun of it. Explore stuff you are interested in like insects, rock climbing, or meet magical creatures in the pages of a book...your choice, your adventure. Read the required number of books for your age to receive a great coupon book for free prizes and discounts from over 25 businesses and organizations. [Register online](#) to sign up and record your progress. Summer Reading Program ends September 2nd.



### **PATRICK HENRY LIBRARY EVENTS:** **703-938-0405**

**Build a Better World Through Polka Music:** Wednesday, July 26, 2:30 pm. A music and comedy show featuring polka songs and dancing. For all ages

**Patrick Henry Book Club:** Thursdays, 1 pm. For adults  
July 27 - *A Spool of Blue Thread* by Anne Tyler  
Aug. 31 - *To the Bright Edge of the World* by Eowyn Ivey.

**Dinoman Dinosaurs:** Wednesday, Aug. 2, 10:30 am.  
Meet life-sized dinosaurs in a magic-infused show. All

**Survival Strategies:** Tuesday, Aug. 8, 2:30 pm. Meet animals able to survive and escape danger. By Leesburg Animal Park. Age 6-12.

**Solar Eclipse:** Monday, Aug. 21, 2 pm. Join us on the Town Green to learn about solar eclipses. In collaboration with the George Mason University Observatory and the Park Authority. All ages

### **RESTON REGIONAL LIBRARY EVENTS:** **703-689-2700**

**Midsummer's Night Scream!:** Tuesday, July 18, 7 pm. An evening of spooky stories and eerie tales for those brave souls. Age 6-12.

**Didgeridoo Down Under:** Tuesday, July 18, 10:30 am. An Australia-themed show combines music, culture, puppetry and comedy. Ages 6-12.

**Beauty and the Beast:** Saturday, July 22, 2:30 pm. Hampstead Stage actors bring this classic tale to life. Age 6-12.

**Basic Electronics:** Friday, Aug. 4, 10:30 am. Learn about electricity through a series of fun hands-on projects. Age 8-12.

**Teen Advisory Board Meetings:** Thursdays, July 20 and Aug. 17, 7 pm. Be part of this leadership experience and help make the library a great place for teens. Age 13-18.

**Summer Maker Workshops:** All sessions are Tuesdays, 3 pm.  
**July 11:** Brush up on spy code. **July 18:** Rubik's Cube & Marshmallow Challenge. **July 25:** 3D printer demo. **Aug. 1:** Intro to Scratch. **Aug. 8:** Learn about drones. Age vary with each program.

Visit the [Fairfax County Public Library website](#) for branch, additional programs, information, and registration.

## Transportation



### TransAction Public Meetings

**TransAction** is the multimodal transportation master plan for Northern Virginia. It is a long range plan addressing regional transportation needs through 2040. The Plan focuses on eleven major travel corridors in Northern Virginia, and identifies over 350 candidate regional projects for future transportation investments to improve travel throughout the region. **TransAction** is not bound to any budget, and proposes more projects than can realistically be funded. The results of **TransAction** are used to inform the Northern Virginia Transportation Authority's (NVTA) Six-Year Program for capital funding, guiding decisions about which transportation improvements the NVTA should prioritize for investment. Public input has been critical to the development of the Draft TransAction Plan, from the technical process, to the Plan's goal, to improve regional transportation. Now is the perfect time to share your opinion about the Draft Plan and be a part of the plan that will enhance our transportation system.

The public meeting will be held on Wednesday, July 12, 7-9 pm, at the North County Governmental Center (1801 Cameron Glen Dr., Reston). Residents can also attend the NVTA Public Hearing on Thursday, July 13, at 3040 Williams Drive, Suite 200, Fairfax. Open House will begin at 5:30 pm with the public hearing following at 7 pm.

### New Real-Time Passenger Information

Fairfax Connector **BusTracker**-the transit system's real-time passenger information system that uses global positioning system (GPS) technology to provide estimated arrival times and locations of Fairfax Connector buses can help you plan your trips. Connector passengers can now access the scheduled and estimated arrival times of their bus by using a smart phone, tablet or a computer.

Passengers are encouraged to visit [www.fairfaxconnector.com](http://www.fairfaxconnector.com) to access **BusTracker**; learn how to use the system and provide feedback. The **BusTracker "how-to" online resource**, located at <http://www.fairfaxcounty.gov/connector/bustracker>, also provides information for third party developers.

### Fairfax County Board of Supervisors Actions

**June 6, 2017:** The Board of Supervisors (BOS) endorsed the Virginia Department of Transportation's (VDOT) design plans for widening 6.9 miles of Route 7 from four to six lanes between Reston Avenue and Jarrett Valley Drive, including intersection improvements and shared-use paths on both sides of the corridor, to increase capacity, safety, and mobility.

**June 20, 2017:** The BOS approved a one-year extension of the Washington Metropolitan Area Transit Authority (WMATA) Capital Funding Agreement (CFA) for FY 2018. The extension allows the County to fund its share of WMATA's capital budget in FY 2018 which is approximately \$117.9 million of a total FY 2018 WMATA Capital Budget of \$1.5 billion. For more information on the Board of Supervisors' activities and approvals, please visit <http://www.fairfaxcounty.gov/government/board/>.

### Fairfax Connector Fare Increases

Fairfax Connector fare increases took effect June 25. These increases were in conjunction with the increases posed by the Washington Metro Area Transit Authority. The changes are as follows:

#### Base Fare Changes:

- Regular base fare will increase from \$1.75 to \$2.00, if paying by SmarTrip® card or cash.
- Senior and disabled base fare will increase from \$0.85 cents to \$1.00, if paying by SmarTrip® card or cash.

#### Express Fare Changes

- Fare for routes 393, 394 and 395 will increase from \$4.00 to \$4.25, if paying by SmarTrip® card or cash.
- Senior and disabled fare for routes 393, 394 and 395 will increase from \$2.00 to \$2.10, if paying by SmarTrip® card or cash.
- Senior and disabled fare for route 599 will increase from \$0.85 to \$3.75, if paying by SmarTrip® card or cash. This brings the fare to 50 percent of the route's base fare and is consistent with Fairfax Connector fare policy.

#### Transfer Fare Changes

##### Bus-to-Bus Transfers

- Regular Routes - Transfer fare, if paying cash, will increase from \$1.75 to \$2.00.
- Express Routes- Transfer fare for routes 393, 394 and 395, if paying cash, will increase from \$4.00 to \$4.25.

##### Metrorail-to-Bus Transfers

- Regular Routes - Transfer fare will increase from \$1.25 to \$1.50, if paying by SmarTrip® card and from \$1.75 to \$2.00, if paying cash. The senior and disabled transfer fare will increase from \$0.35 to \$0.50, if paying by SmarTrip® card and to \$1.00, if paying cash.
- Express and Other Routes- Regular transfer fare for routes 393, 394 and 395 will increase from \$3.50 to \$3.75, if paying by SmarTrip® card and from \$4.00 to \$4.25, if paying cash. The senior and disabled transfer fare will increase from \$1.50 to \$1.60, if paying by SmarTrip® card and to \$2.10, if paying cash. Senior and disabled transfer fare for Route 599 will increase from \$0.85 to \$3.75, if paying by SmarTrip® or cash.



### Share Your Daily Travel Experience and Shape the Region's Transportation Future

The National Capital Region Transportation Planning Board at the Metropolitan Washington Council of Governments is seeking public input for **Visualize 2045**, a new long-range transportation plan for metropolitan Washington. The input will help elected leaders and regional planners better understand public attitudes and opinion as they make decisions about the region's transportation future. Learn more and take the survey at [visualize2045.org](http://visualize2045.org).



## Hunter Mill District Land Use Projects

Information on all residential and commercial properties can be accessed through the Department of Tax Administration's [Real Estate Assessment Information Site](#). You can search a property by address or tax map reference numbers. In the applications below, tax map reference numbers are in [brackets]. Addresses have also been included where available.

### **NEW Applications**

**Comstock Reston Station Holdings, LC** has filed a Proffer Condition Amendment (PCA) and Conceptual / Final Development Plans (CDPA/FDPA) applications for 1886 Metro Center Drive, [Tax Map 17-4 ((24)) Parcel 3, 17-4 ((1)) Parcels 17A, 17-4 ((1)) Parcel 17L2 and 17-4 ((1)) Parcel 17L3 ] to permit an increase in the maximum building heights of three (3) of the eight (8) approved buildings together with a corresponding increase in the Floor Area Ratio (FAR) of the project. Comstock is also seeking to facilitate the transfer of any already-entitled hotel use in order to respond to market demand, and to retain the option of adding a second hotel concept to the Project in a later phase of development. Temporary application numbers: PCA 2016-HM-0241, CDPA 2015-0242 and FDPA 2015-0243.

**1941 RCP LLC and 1950 RCP LLC** filed to rezone the property at 1941 and 1950 Rowland Clarke Place from Planned Residential Community (PRC) district to Planned Residential Mixed Use (PRM) district [Tax Map 74-4 ((14)) (1A) Parcel 2 and 17-4 ((14)) (1A) Parcel 3]. The property is currently developed with an approximately 90,000 square feet, 5-story office building and a 26,000 square foot, 2-story building and two surface parking lots. The property is subject to an approved site plan permitting the redevelopment of the existing office buildings with three new office building of 11, 13 and 15 stories, containing 952,038 square feet of office uses and 62,000 square feet of retail uses, totaling over 1 million square feet, at a cumulative 3.55 floor area ratio. The proposed development will replace the existing office building and surface parking with two optional development plans: 1) a mix of multi-family residential, office, hotel and/or senior living or 2) entirely multi-family residential uses.

**Inova Health Care Services and the Board of Supervisors of Fairfax County** have filed proffer condition amendments (PCA) and a Rezoning application to establish the Grid of Streets and streetscape, Central Green and Infrastructure associated with the proposed redevelopment of Reston Town Center North. The property is located on the south side of Baron Cameron Avenue, east and west of Town Center Parkway, west side of Fountain Drive and the south side of Bowman Towne Drive. Addresses: 11901 & 12000 Baron Cameron Avenue; 11925 & 12000 Bowman Towne Drive (1801 Cameron Glen Drive), 1800 & 1850 Cameron Glen Drive; and 1778 Fountain Drive, Reston, VA. 20190. Tax Map Numbers: 17-1 ((1)) Parcels 3F, 12, 13, 14A, 14B, 14C, 14D, 14E, 14F and 017-1 ((17)) Parcel 5A. Temporary Application numbers: PCA 2017-0198, PCA 2017-0199 and RZ 2017-0197.

**TH Holding Company LLC** has filed a Proffer Condition Amendment, Rezoning and Special Exception for a hotel at 1741 Business Center Drive (Lake Fairfax Business Center) Reston, [Tax Map 018-3 ((10A1)). The property is located north of Sunset Hills Road and west of Business Center Drive.

**Boston Properties LLC** (Reston Gateway) has filed a Proffer Condition Amendment (PCA- 86-C-119-007), Planned Residential Community (PRC – 86-C-119-02) and Development Plan Amendment (DPA 86-C-119-03) for property located on the north side of Sunset Hills Road, East side of Town Center Parkway and the south side of the W&OD Trail [Tax Map: 017-3 ((01))29A (Parcel 1), 17-3 ((01)) 29B - Parcel 2, 17-3 ((01)) 5H1 – Parcel 3 and 17-3 ((01)) 5 – Parcel 4. Development is focused on Parcels 1 and 2; with parcels 3 and 4 remaining unchanged with this application.

The proposed mixed use development will include 3.94 million square feet of new development across nine blocks, divided into two phases. Presented with two options: Option1: Retail/Restaurant = 182,400 Square feet; Office= 1,872,080 (includes 195,080 in block 3 that remains the same); hotel = 509,000 square feet (570 keys) and residential 1,575,000 square feet (1,520 units) with a total of 4,138,840 square feet. Option 2: Retail/restaurant 185,400 square feet; Office = 1,801,080 (includes 195,080 in block 3 that remains the same); Hotel = 458,000 (570 Keys); and Residential=1,694,000 (1,710 units) with a total of 4,138,480 square feet. Phasing of the potential build out will occur based on current lease obligations.

### **Applications Accepted**

**1900-02 Campus Commons, LLC** has filed a rezoning and Conceptual development plan for approximately 11.6 acres at 1900 – 1902 Campus Commons [Tax Map 17-4 ((1)) Parcels 33 and 34 at the corner of Sunrise Valley Drive and Campus Commons Drive. The Applicant is seeking a mix of residential units and retail space, in addition to maintaining the existing office buildings. Two development options are being proposed: an additional 1,182,435 to 1,183,635 square feet of residential gross floor area with up to 1,097 residential units and between 18,480 and 26,480 square feet of ground retail. This is inclusive of the existing 233,390 square feet of office and 1,980 square feet of retail, with a combined total of 1,419,005 square feet of development.

*Continued on next page*

*Land Use continued -*

**JBG/1831 Wiehle LLC, EYA Development LLC and The Chevy Chase Land Company of Montgomery County, Md.** have filed Rezoning and Final Development Plans (RZ/FDP 2016-HM-024) for 1831 & 1860 Wiehle Avenue and 1840 & 1860 Michael Faraday Drive to permit a mixed-use, transit oriented development in the Wiehle-Reston Transit Station Area. The four parcels are located at [Tax Map: 17-4((18)) Parcels 1A and 1B and 17-4 ((18)) 2B and 3]. The existing office buildings will be replaced with approximately 1,688,000 square feet of development consisting of 840 multi-family units, 60 single-family attached residential units, 130 independent living units, 205,917 square feet of office space and 260,945 square feet of ground floor retail. **The Planning Commission public hearing has not been scheduled.**

**JBG/Reston Executive Center, LLC (RTC West)** has filed a Rezoning/Conceptual and Final Development Plan RZ/FDP 2016-HM-017 for 12100, 12110 and 12120 Sunset Hills Road, Reston [Tax Map 17-3 ((1)) Parcels 28A, 28B, and 28C] to rezone from Industrial 5 (I-5) to Planned Development Commercial (PDC) to permit the addition of approximately 675,000 square feet of residential space, 650,000 square feet of additional office space, and 52,000 square feet of additional ground floor retail. The existing office buildings and parking garage will be retained on this site. The proposed development will include two multi-family residential buildings, three office buildings, and ground floor retail throughout the property. **The Planning Commission public hearing has not been scheduled.**

**One Reston Co. LLC and Two Reston Co. LLC** have filed a rezoning application RZ 2016-HM-007 to rezone the property located at 12000 and 12010 Sunrise Valley Drive, Reston [Tax Map 17-3 ((8)) Parcels 1B and 1A1 from I-4] to Planned Development Commercial. The Property is currently developed with two (2) existing six-story office buildings totaling approximately 388,000 square feet and above-grade parking structure surface parking lot and two wet stormwater management ponds. The Property currently has approval for an additional 1.1 million square feet of development for three (3) new office buildings. The new proposal is to develop 3.88 million square feet of development for a total of 2.45 to include Transit Oriented Mixed-Use Development consisting of mid / high-rise residential buildings with potential hotel rooms and amenities, commercial buildings and ground floor retail. **The Planning Commission public hearing has not been scheduled.**

**Virginia Electric and Power Company, d/b/a Dominion Power** filed a request for Final Development Plans (FDP 2011-HM-013 and FDP 2011-HM-027) to permit the development and operation of an electric substation on property at Tysons [Tax Map 29-3 ((1)) Parcels 2G, 3B and 5]. **The Planning Commission public hearing has not been scheduled.**

**CRS Sunset Hills, LC**, as the contract-purchaser of **Sunset Hills Professional Center**, has filed Rezoning/Final Development Plan applications RZ/FDP 2016-HM-035 to rezone from an Industrial District -4 to a Planned Residential Mixed-Use District (PRM). The site is located south of Sunset Hills Road, immediately north of the Reston Station development and the Wiehle-Reston East Station [Tax Maps 17-4((20A)) Parcels 1-4, 17-4 ((20B)) Parcels 5-8, 17-4 ((20C)), Parcels 9-14, 17-4((20D)) Parcels 15-18, 17-4 ((20E)) Parcels 19-22, 17-4 ((20F)) Parcels 23-26, and 17-4 ((20G)) Parcels 27-30]. The proposed rezoning is to replace the existing office condominiums with approximately 500 residential units (including workforce housing), 91,000 square feet of ground-floor retail, and 178,000 square feet of either office uses or a full-service hotel, for a total of 761,00 square feet of 3.13 effective Floor Area Ratio (FAR), excluding 16% workforce housing. **The Planning Commission public hearing has not been scheduled.**

## **Applications Scheduled**

**1831 Michael Faraday LLC (Rooney)** - Rezoning/Final Development Plan -RZ/FDP 2016-HM-005- to rezone the property located at 1831 Michael Faraday Drive, Reston [Tax Map 18-3 ((6)) Parcel 6] from Industrial 4 to Planned Residential Mixed-Use to construct approximately 230 multi-family units and 13 townhouses, at up to 1.5 FAR. The development will consist of approximately 251,000 square feet of gross floor area, with the potential option to convert 10,000 square feet of residential gross floor area to ground floor retail use. **The Planning Commission public hearing is scheduled for Thursday, July 13, 2017 at 8:15 pm.**

**Post Trail LLC** has filed a Special Exception (SE-2017-HM-010) for the property located at 11150 Sunset Hills Road, Reston, [Tax Map 018-3 ((01)) Parcel 27] to permit the operation of a retail establishment for a 6,841 square-foot bicycle sales and repairs facility. The property is location north of Sunset Hills Road and approximately 300 feet east of Michael Faraday Court. The property is zoned Medium Intensity Industrial District, I-4 and is developed with a 51,825 square-foot three-story office building that was built in 1985. No modifications to the façade of the existing building is planned. **The Planning Commission public hearing is scheduled for Thursday, July 20, 2017 at 8:15 p.m.**

**Golf Course Overlook, LLC** has filed Rezoning/Final Development Plan (RZ/FDP 2016-HM-016) for 11480 Sunset Hills Road, Reston [Tax Map 17-4 ((5))S6 to rezone from Industrial 5 (I-5) and Residential Estate (R-E) to PRM to permit a high-rise residential building containing 413 multi-family units and approximately 1,000 square feet of permitted secondary uses to serve residents. **The Planning Commission public hearing is scheduled for Wednesday, September 27, 2017 at 8:15 p.m.**

*Continued on next page*



## **Land Use continued**

**Pulte Homes Corporation** has filed Rezoning and Final Development Plan (RZ/FDP 2016-HM-031) to rezone the property at 12700 Sunrise Valley Drive, [Tax Map 14-4 ((26)) Parcel 1, 16-4 ((1)) Parcel 16B and 16-4 ((26)) 2], currently known as Reston Arboretum, from Industrial 4 and 5 Districts to Planned Development Commercial (PDC) to permit office and residential uses; Proffer Condition Amendment (PCA 80-C-086-02 / PCA 83-C-069-02 to delete land area from the Industrial District 5. The Applicant proposes to construct forty-four (44) single family attached dwelling units and a parking garage. The existing building located on the property will remain. **The Planning Commission public hearing is scheduled for Wednesday, September 13, 2017 at 8:15 pm.**

**Tysons West Retail, LLC** has filed a Comprehensive Sign Plan Amendment (CSPA 2011-HM-032) for 1441,1500 Cornerside Blvd.; 8661, 8595 Leesburg Pike; and 8604 Westwood Center Drive, Vienna, VA. The request will allow for a 200 square foot building-mounted sign in another location at the project. **The Planning Commission public hearing is scheduled for Thursday, September 14, 2017 at 8:15 pm.** This application does not come before the Board of Supervisors.

**American Armed Forces Mutual Aid Association** has filed Proffered Condition Amendment (PCA 78-C-098-04) and Final Development Plan Amendment (FDPA 78-C-098-05) to replace the existing three-story office building with two three-story campus-style office buildings at 1850 Old Reston Avenue, [Tax Map 17-4 ((1)), Parcel 1]. The property is located on the west side of Old Reston Avenue, north side of W&OD trail, and south of Temporary Road. The existing historic A. Smith Bowman House listed on Fairfax County Inventory of Historic Sites will not be disturbed, as well as the pond and gazebo being preserved. **The Planning Commission public hearing is scheduled for Thursday, September 14, 2017 at 8:15 pm.**

**1587 Springhill Holdings, Inc. (Sunburst)** located at Tax Map 029-3 ((1)) 2G has filed a rezoning and Conceptual Development Plan (CDP) application to rezone from Regional Retail - C-7, Highway Corridor Overlay (HC) and Sign Control Overlay (SC) Districts to Planned Tysons Corner (PTC), HC and SC Districts (RZ 2011-HM-027). The property is currently developed with a motel and restaurant that were constructed in 1982. The proposed mixed-use development is near the Tysons West Metro Station and will consist of one office building and two residential buildings, all of which will have ground floor retail. (Note: the one office building may have an option to also be residential.) **The Planning Commission public hearing is scheduled for Thursday, September 14, 2017 at 8:15 p.m.** The Board of Supervisors public hearing is scheduled for Tuesday, September 26<sup>th</sup>, 2017 at 3:30 pm.

**CARS – DB1 (East)** has filed rezoning application RZ 2011-HM-013 for the property located at 8525 Leesburg Pike, Vienna [Tax Map 29-3 ((1)) 3B and part of 5]. The Cars application proposes 4.5 million square feet of transit-oriented mix-use development including office, hotel, multi-family residential and retail. **The Planning Commission public hearing is scheduled for Thursday, September 14, 2017 at 8:15 p.m.** The Board of Supervisors public hearing is scheduled for Tuesday, September 26, 2017 at 3:30 pm.

**Fairfax County, Department of Public Works and Environmental Services and Capital Facilities** have filed a Planned Residential Community (PRC) application for a **temporary fire station** located on the north side of Cameron Glen Drive between Fairfax County Human Services building and a wooded lot. The temporary station will be a one-story building structure comprised of pre-manufactured modular buildings and a membrane tent over a steel structure. The temporary station will be occupied for approximately 20 months during the construction of the new permanent fire station on Wiehle Avenue. Following completion of the new permanent facility, the temporary facility will be removed and the site will be restored back to its original state. **The Planning Commission public hearing is scheduled for Thursday, September 14, 2017 at 8:15 p.m.** The Board of Supervisors public hearing is scheduled for Tuesday, September 26, 2017 at 3:30 p.m.

**McNair Seniors Apartments, L.P. (Kendrick Court Senior Facility)** has filed a Proffer Condition Amendment (PCA 87-C-060-13) current with a Final Development Plan Amendment (FDPA 87-C-060-12) to amend proffers approved with PCA 87-C-060-5 in order to request an age restriction limit lowered from 62 to 55. The address is 13430 Coppermine Road, Herndon, VA [Tax Map: 016-3 ((01)), Parcel 38D]. **The Planning Commission public hearing is scheduled for Thursday, September 14, 2017 at 8:15 p.m.** and Board of Supervisors public hearing for Tuesday, September 26, 2017 at 3:30 p.m.

**Kensington Senior Development, LLC** has filed a Planned Residential Community plan (PRC-C-378) concurrent with a Special Exception (SE 2016-HM-024) for an assisted living facility at 11501 Sunrise Valley Drive, Reston [Tax Map 17-4 ((17)) Parcel 1C], located on the south side of Sunrise Valley Drive, approximately 675 feet east of the intersection with Soapstone Drive, currently the site of Good Beginnings Preschool. **The Planning Commission public hearing is scheduled for Wednesday, September 27, 2017, at 8:15 p.m.**

**Renaissance Centro 1801, LLC.** Rezoning (RZ 2016-HM-034) and Final Development Plan (FDP 2016-HM-043) to rezone 1801 Old Reston Avenue from Commercial District - C3 to Planned Residential Mixed-Use District (PRM). Located on the west side of Old Reston Avenue, south side of Temporary Road and East of Reston Parkway [Tax Map 017-2 ((1)) parcels 20B and 20C]. Temporary tracking numbers assigned: RZ 2016-0349 and FDP 2016-0350. The rezoning is to replace the existing office building

*Continued on next page*

## **Land Use continued**

with a 20-story high-rise for-sale condominium containing up to 150 units (consisting of 126 market rate units and 24 workforce dwelling units) for an intensity of 3.6 floor area ratio (FAR) inclusive of bonus density. The proposed building, inclusive of a mechanical rooftop penthouse, will be a maximum height of 254 feet. **The Planning Commission date is tentatively scheduled for Thursday, September 28, 2017 at 8:15 p.m.**

**RP 11111 Sunset Hills Road**, RZ 2017-HM-006, FDP 2017-HM-006, [Tax Map 18-3 ((06)) Parcel 8] to rezone from Industrial 4 District (I-4) to Planned District Commercial (PDC) for a mixed-use development to include the construction of up to 175 multi-family units and 13 townhouses, while retaining the existing office building, and an extension of Reston Station Boulevard through the site to Sunset Hills. The parcel is located on the south side of Sunset Hills Drive, approximately 980 feet east of its intersection with Michael Faraday Drive. **The Planning Commission public hearing is scheduled for Thursday, November 16, 2017 at 8:15 pm.**

**Faraday Partners, LLC** has filed a rezoning and final development plan, RZ/FDP 2017-HM-009, to rezone 1808 Michael Faraday Court from Industrial 5 District to a Planned Residential Mixed-Use District. The property is located on the west side of Michael Faraday Court, north of Sunset Hill Road and the W&OD trail [Tax Map is 18-3 ((1)), Parcel 26]. The temporary application numbers are RZ 2017-0074 and FDP 2017-0075. The Applicant is proposing to redevelop the existing office building with a seven-story residential building and an urban park. **The Planning Commission public hearing is scheduled for Thursday, December 7, 2017, 8:15 pm.**

**Linden Development Partners, LLC** (Triangle Park) has filed a Rezoning/Final Development Plan (RZ/FDP 2016-HM-004) to rezone the property located at 11501 Sunset Hills Road, Reston [Tax Map 17-4 ((13)) Parcels 1, 2, and 2A] from Industrial 4(I-4) to Planned Residential Mixed Use (PRM). The Applicant proposes several development options: 1) residential/office mixed use development including two residential buildings with approximately 400 units and an office building with approximately 195,059 square feet of gross floor area; 2) the office building would be eliminated and approximately 312 additional residential units would be provided among the two buildings or possibly in a third building. In each option, the Applicant requests the ability to provide independent or assisted living units. **The Planning Commission public hearing is scheduled for Thursday, December 7, 2017 at 8:15 pm.**

### **Reston Planning and Zoning Committee Meeting**

The Reston Planning and Zoning Committee will be meeting on **Monday, July 17, 2017**, at 7:30 pm. Location for this meeting is North County Governmental Center – 1801 Cameron Glen Drive, Reston.

On the agenda:

1. 1801 Old Reston Avenue - possible vote (*see page 8*).
2. JBG/EYA - Wiehle Avenue - informational (*see page 6*).
3. TF Cornerstone - Campus Commons Drive informational (*see page 5*).
4. Thompson Hospitality - informational (*see page 5*).

For additional information, visit <http://rpz.korchy.com>.

### **Hunter Mill District Land Use Committee**

The Hunter Mill District Land Use Committee's next meeting is **Tuesday, July 18, 2017**, at 7:30 pm, at the North County Governmental Center Community Room – 1801 Cameron Glen Drive, Reston.

On the agenda: **McNair Seniors Apartments, L. P.** (*see page 8*).

For additional information, contact [Goldie Harrison](#), at 703-478-0283.

## **News from the County's Departments of Zoning and Code Compliance**

### **Open House on Zoning Amendment Changes**

Come to an open house on **Wednesday, July 26, 2017**, at 7 p.m., at the Herry Building (12055 Government Center Parkway, Fairfax) to learn about proposed zoning changes that may affect you and your community.

You will be able to talk to zoning staff one-on-one, and learn about specific upcoming changes that are proposed, including rules for short-term rentals like Airbnb, rear yard coverage, casual restaurants, signs, continuing care communities, and more.

For additional information, visit <http://www.fairfaxcounty.gov/news/2017/come-to-july-26-zoning-open-house.htm>.

### **Code Compliance Corner**

**Multiple Dwellings** – Section 2-501 of the County's Zoning Ordinance limits the number of dwelling units allowed on a residential lot to one (1). If you notice any activity in your neighborhood related to multiple occupancy, too many people, an excessive number of vehicles, separate entrances on a house, or more than one kitchen at a home on a residential property, you may contact the Department of Code Compliance (DCC) to file a complaint.

For more information, review the Multiple Dwellings Flyer at <http://www.fairfaxcounty.gov/code/flyers/multiple-dwellings.pdf>, or visit the [DCC website](#).

## JULY IS PARK AND RECREATION MONTH

69TH ANNUAL 4-H FAIR & CARNIVAL  
THURSDAY, AUGUST 3 - SUNDAY, AUGUST 6  
FRYING PAN FARM PARK  
2709 WEST OX ROAD, HERNDON



**Pre-Fair Carnival:** Thursday and Friday - unlimited one day ride pass available

**Big Truck & Carnival Fun Night:** Friday - carnival rides and games 5-10 pm. Big Truck Event 6-8:30 pm

**4-H Fair and Carnival:** Saturday and Sunday - carnival rides and games all day. Tractor Pull -Saturday at 4 pm. Exhibit booths, farm chores, state entertainment, horse shows, and more!

- Mark your calendar for the Old Appalachian music of the **Corbin Hayslett Trio** on August 4 at 7:30.
- The **carnival** is open daily. The **4-H Fair** is August 5-6 with animals being judged and entered competition are as receiving ribbons. Check the link for times daily happenings.
- Begin now by deciding what you might enter into the **4-H competitions**, be it a tomato, flower, or painting. There are 17 areas for entry and most do NOT require 4-H membership. (The forms for entry will be at the link soon.) Then purchase tickets for your unlimited ride wristbands, which are good for August 3 or August 4 from 10am-3pm.
- **Big Truck Night** is August 4 from 5-8pm, featuring tours of every large vehicle you can imagine. It brings out the kid in all of us!
- The **Tractor Pull** is at 4pm on August 5 and you can see the brand new John Deere tractor in action!
- There will be **live entertainment** on the Community Stage on August 5-6.
- Watch for a **horse and pony demos** and pony rides August 5-6.
- Read more about the fair and carnival here: <https://go.usa.gov/xNsVd> #Fairfax4HFair

### Enjoy Park Programs After Dark

**Campfire and Night Senses:** At Lake Fairfax Park on **Friday, July 28**, enjoy a campfire and program all about Night Senses. Join in activities that show how the night affects our senses, and learn how animals adapt to the dark. This program for participants age six to adult runs from 8:30 to 10 p.m. The cost is \$8 per person. Lake Fairfax Park is located at 1400 Lake Fairfax Drive, Reston, VA. For more information, please call 703-471-5414 or visit <http://www.fairfaxcounty.gov/parks/lakefairfax/>.



**Friday Night Stargazing:** The Analemma Society holds Friday night public viewing sessions at their Roll-Top observatory on July 14, 21, and 28, Observatory Park at Turner Farm Park in Great Falls. Sessions run from 8:30 to 10:30 pm. There are 4 telescopes for viewing in the Roll-Top observatory including a 7" high quality refractor. In addition, telescopes are set up outside the building to look through. Check [The Analemma Society webpage](#) for information and links to current weather updates. Coming in August - Perseid Meteor Shower.



### Summer Ticks: Keep Calm and Pull It Off

It's tick season. [Here's what you need to know](#) about them, how to avoid them, how to lessen the chance of them entering your yard, and what to do if one attaches to you.

### Experience the *Seldom Scene* at Nottoway Nights

One of the most sought-after and popular musical groups is coming to Nottoway Park on Thursday, August 17. As part of the Nottoway Nights, one of the Park Authority's Summer Entertainment Series, the Seldom Scene hits the stage for a free concert at Nottoway Park, at 7:30 pm.

The **Seldom Scene** has long been one of the most progressive bands in bluegrass and one of this musical genre's finest acts. Widely acclaimed as "America's greatest bluegrass band," its members are regarded as legendary figures in the acoustic music world. Nottoway Park is located at 9537 Courthouse Road, Vienna, VA.

To check for last-minute cancellations due to inclement weather, call 703-324-SHOW (7469) one hour prior to the program start time. For more details about the Fairfax County Park Authority Summer Entertainment Series, visit online at [www.fairfaxcounty.gov/parks/performances](http://www.fairfaxcounty.gov/parks/performances).